

## **Sanpete County Planning Commission Meeting**

May 11, 2016, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair, Loren Thompson, Gene Jacobson, Leon Day, K. Rex Brown, Sanpete County Zoning Administrator, Scott Olsen, and Sanpete County Deputy Clerk, Selma Jorgensen. ( Joe Nielson, Nathan Palmer, and Curtis Ludvigson were excused.)

Meeting was called to order by Chair, Loren Thompson.

### **LYNN & GENEENE PAGE' REQUEST FOR APPROVAL OF A ZONE CHANGE FROM A ZONE TO BC ZONE ON PROPERTY LOCATED SOUTH OF FAIRVIEW ON PARCEL #S-22128X.**

Lynn and Geneene Page were present. Mr. Page reviewed the request. Mr. Page submitted a list of adjacent property owners, and presented pictures of the barn that he would like to make into a storage unit/s. Gene Jacobson explained that as a board, we do not want to "Spot Zone", therefore the reason for questions asked. Mr. Olsen explained the ordinance pertaining to Conditional Use Permit in a Business Commercial Zone. Mr. Page asked about having an RV Park, Mr. Olsen explained that they would need 5 acres to be able to have an RV Park, so they would not be able to have Rv's. Mr. Jacobson asked about road access, Mr. Olsen stated that it is a county road, and Steve Keller has looked at the road and approved it when they were considering an RV Park. No other comments from the audience. Motion is made by Gene Jacobson to approve the Zone Change from Agricultural to Business Commercial. The motion was seconded by Leon Day, and the motion passed. Mr. Jacobson advised the Page' not to park old cars, etc. on this property now. There are only specific things they can do on this zone.

### **JASON CHRISTENSEN'S REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A GROUND MOUNTED SOLAR PROJECT LOCATED ON PROPERTY EAST OF FAYETTE ON PARCEL #S-6811.**

Jason Christensen was not present. Mr. Olsen explained that Mike Cole, Contractor for the project, called and explained that they would not be able to attend. Mr. Olsen reviewed the request. No other comments from the audience. Motion is made by Leon Day to approve the Conditional Use Permit to install a ground mounted solar project. The motion was seconded by Rex Brown, and the motion passed

### **ROBERT & YVONNE HANSEN'S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION ON PROPERTY LOCATED NORTHWEST OF FOUNTAIN GREEN ON PARCEL #S-20389X1.**

Robert Hansen was present. Mr. Olsen reviewed the request, and provided a Plat Map. Mr. Hansen has an approved easement agreement from Jared Hansen on the south side to join the county road. He further explained that he will get culinary water from Ftn Green, and will use propane for electricity. No other comments from the audience. Motion is made by Gene Jacobson to approve the 1-Lot Minor Subdivision. The motion was seconded by Leon Day, and the motion passed

**KYLON & JAMEY OBERG’S REQUEST FOR APPROVAL OF A 1-LOT MINOR SUBDIVISION ON PROPERTY LOCATED NORTHWEST OF EPHRAIM ON PARCEL #S5376X1.**

Ky Oberg was not present. Mr. Olsen presented a preliminary plat map that has not been signed by Ky Oberg. Motion is made by Gene Jacobson to approve the 1-Lot Minor Subdivision without Ky’s signature. The motion was seconded by Leon Day, and the motion passed.

**TITLE 14: LAND USE ORDINANCE RECOMMENDED CHANGES: 14.24.010 ZONES DESIGNATED; 14.24.030 REGULATIONS; 14.51.020 TABLE OF STANDARDS IN - INDUSTRIAL ZONE #3 AND #4.**

Mr. Olsen explained the amended changes. (See attached document.) No other comments from the audience. Motion is made by Rex Brown to approve the amended changes. The motion was seconded by Gene Jacobson, and the motion passed.

**MT. PLEASANT CITY’S REQUEST FOR APPROVAL OF A BUFFER ZONE TO BE ADDED TO THE SURROUNDING CITY LIMITS.**

Mt. Pleasant City Treasurer, Dave Oxman, was present. Mr. Thompson explained that because of a clerical error, the hearing that was held on April 13 is now voided. Matter was re-posted and noticed on the correct date. No other comments from the audience. Motion is made by Leon Day to approve the Buffer Zone. The motion was seconded by Rex Brown, and the motion passed.

**ROBERT ANDERSON AND JACK ANDERSON’S REQUEST FOR CONSIDERATION OF ADDITIONAL INFORMATION FOR A ZONE CHANGE ON THEIR PROPERTY LOCATED SOUTH OF EPHRAIM FROM PUBLIC FACILITIES ZONE TO AGRICULTURAL ZONE, PARCEL #’S S-6384, S-6362, S-6360 AND S-6359.**

Jack Anderson and Jafe Anderson are present. Mr. Thompson reviewed that the Planning Commission recommended that the zone be changed, the matter was taken to the Commissioners, and then was brought back to the Planning Commission. Jack Anderson read from “Manti - Ephraim Airport Policy document (proposed but never enacted). Mr. Anderson stated concerning the Airport Overlay, that the board paid him for at least 1 acre. He pointed out on the policy document parts that he circled. (See attached document.) He gave each member of copy of a document from Ephraim City and the Airport Board. Mr. Thompson stated that this document is now mute because the overlay never happened. Mr. Meikle stated that they would be willing to buy property, but no one has offered to sell. Mr. Meikle explained reasons for height restrictions, etc. Mr. Jacobson questioned Mr. Meikle about grants being in jeopardy. Mr. Jacobson stated that they are not fighting the airport, but property owners need to be able to use their property the way they want. After some discussion, a motion was made by Leon Day to draw the line at the property line, 5 acres. The motion was seconded by Gene Jacobson, Loren Thompson voted against. Rex Brown did not vote, which tables the matter until other members of the commission are present to vote. Rex Brown made a motion to send matter to the County Commissioners again. Loren Thompson seconded the motion. Gene Jacobson made a motion to have meeting/s with

property owners to give them a chance to voice their opinions on zones. Leon Day agreed to send matter back to the commissioners after some discussion. Gene Jacobson voted against. Motion to send matter back to commissioners passed.

Motion was made by Gene Jacobson to have planning meetings to discuss the airport and property owners. Leon Day seconded the motion. Motion passed.

#### **APPROVAL OF MINUTES**

Motion was made by Gene Jacobson to approve the Planning Commission Minutes of April 13, 2016. The motion was seconded by Rex Brown, and the motion passed.

With no further business before the Planning Commission, motion to adjourn was made by Leon Day. The motion was seconded by Rex Brown, and the motion passed.

The meeting adjourned at 9:15 P.M.